P 10 E

App. F. IX-4

Previous References.

1954-55 (GTB.)

File No. 38-57-

Serial Nos. 34, 35,

Later References.

MYSORE GOVERNMENT SECRETARIAT

Serial Nos. Jur

Part B for July 1954

SUBJECT

Report of the Bangalore Development Committee regarding Shopping centres for the city Extensions

WD 04867—GPB—9,000—11-1-54

To,

The Commissioner Bangalore corporation

" Chairman, CITB, Bangalore

" D.e. Bangalore

L.A 265-7/ Dated 17.7.54

Issues orders

GTB 15/7/54

Serial No.

Report of the Bangalore Development Committee.

Extract of para 79 of the Report regarding shopping centres for the city extensions:—

submitted with a draft Go regarding Shopping centres referred to in para 8 of the ~~report~~ extract enclosed. (pages 4) — (separate action is taken in respect of other subjects)

2) [illegible]

Mn 21/23/6 26/6 Secy Dept)

3) for perusal before issue

Minister) 2/7 (21)

7/7/54

[illegible]

To the Chairman, C.C.B.
The Chairman, B.T.B.
The D.C. Bangalore
L 4265-7 dt 17-7-54

Note.—Contn. Sheet

2141
21 JUN 1954

EXTRACT FROM THE REPORT OF THE BANGALORE DEVELOPMENT COMMITTEE

CHAPTER X ADMINISTRATIVE AND COMMERCIAL ZONES.

1) 72. The importance of Bangalore is mainly due to its being the administrative centre of the State. Almost all the principal offices of the State are located in Bangalore. It is also an University and Military Centre.

2) 73. The area in which the administrative offices are located extends from north west to south-east of the City and divides the City into two halves. This area includes:-

1. The Indian Institute of Science
2. The Palace and Palace Orchards,
3. Golf Courses and Race Courses
4. Residency
5. The Public Offices
6. University Colleges
7. Cubbon Park
8. The areas vested in the Military authorities.

In this Area are situated:-

1. The Government Soap Factory
2. The Central Industrial Workshop
3. The Central Jail.

3) 74. As stated already, it is desirable to transfer the Soap Factory and the Central Industrial Workshop to the Industrial Suburb. The longstanding idea of shifting the Central Jail to a suburb in the City or some other place beyond the City needs to be kept in view. (Now that Bellary has become a part of Mysore, the Central Jail at that place might be sufficient to meet requirements). There are a few private properties in the area which may be acquired as opportunity offers. The space thus made available would be useful for the University and other public purposes.

4) 75. In addition to the administrative offices of the State many new offices of the Central Goverment are being opened.

There is said to be a proposal that the United Nations might locate their offices for Economic Development of South East Asia, in Bangalore. It is true that Bangalore possesses certain obvious advantages for the location of administrative and other activities. But these advantages should not be unduly strained. Until the housing and water supply situation has materially improved, it would be wise to avoid, as far as possible, further concentration of administrative, military and other such activities in and around Bangalore. As a general working arrangement, we suggest that only Central administrative offices of the State and Central Governments be located in this area and purely local offices be located in the suburbs of the City. In order to have more space available, the essential requirements of Military authorities in the area contiguous to the public offices may be examined and such of the lands as are not absolutely essential for military purposes may be released for Civil Purposes.

5) 76. The shifting of the Race Course to the outskirts of the city may also be kept in view.

6) 77. COMMERCIAL ZONE AND SHOPPING CENTRES- Bangalore is an important Railway Junction. It is also connected with all other important towns of the State directly by arterial roads. Thus centrally and conveniently situated, a large part of the commerce of the State passes through the City. It has already attained a pre-eminent position as the biggest inland commercial town in the South.

7) 78. COMMERCIAL ZONE:- There are three areas in which greater part of the business of the City is concentrated.

ZONE 'A':- South-West of the Administrative Zone is the present combined commercial and residential zone of the City which is very thickly populated with a density of 150 to 500 persons per acre. This is the oldest built up area and requires re-planning. Most of the houses are centuries old. It is necessary to reduce

the congestion of this area to a gross density of about 140 per acre. This cannot of course be done immediately. As the buildings become unsafe for use owing to natural deterioration or other causes, they must be ordered to be demolished and the land acquired by the Corporation until the housing density is sufficiently thinned. Open spaces 200' x 300' or 400' should be created half a mile apart by acquiring and demolishing houses in suitable places and equipping the open areas as minor public parks. The major portion of the cost of these improvement projects could, it is believed, be recouped by the levy of a betterment fee from the residents of the areas served by these parks.

There is a proposal to open a new shopping highway in continuation of B.V.Krishnaiengar Street to meet Chickpet at the junction of Arcot Srinivasachar street. This would serve:

1. To provide an outlet for the congested traffic of Chikpet now passing via Balepet;
2. To reduce congestion on Chickpet and Avenue Roads by providing an alternative and attractive shopping Centre; and
3. To provide people in this thickly populated locality with easier access to open areas.

This is a useful project and may be taken up for early execution.

The Trust Board has a scheme under consideration to shift the Bamboo Bazaar and Timber Yards from their present location to Magadi Road. The site of the present Bamboo Bazaar, may be developed into a shopping and commercial centre to relieve congestion in Avenue Road. The site of the present timber yard may be developed into a park to serve the recreational needs of the western portion of the old City.

Grain Markets in both old and new Tarapet are extremely over-crowded and an extension of this business centre is

is necessary. The only possible place for such extension is the North of Mysore Road opposite to the present New Taragupet. The scheme involves the acquisition of a number of houses, but as most of these houses are of a sub-standard construction, the cost of acquisition is not likely to be heavy.

ZONE 'B':- There is another business CUM residential zone to the North-East surrounding Russell Market in the Civil Station. The conditions here are similar to those of he commercial zone of the City and require similar treatment.

ZONE 'C':- South Parade or Mahatma Gandhi Road has been a fashionable shopping centre of the City for a long time. With the increasing need for shopping premises and office accommodation for commercial establishments, the area between Russel Market and Cubbon Road in Zone 'B' and the area between Mahatma Gandhi Road and Residency Road in Zone 'C' are gradually developing as shopping and business centres.

79. SHOPPING CENTRES FOR THE CITY EXTENSIONS:- Proper shopping centres have not been provided for the Southern extensions of Basavangudi Narasimharaja Colony and Tata Silk Farm ~~ex~~ as also for Malleswaram and Seshadripuram. We recommend that the area bounded by Yediyur tank on the South, Kanakanahalli Road on the West South End Road of Basavangudi in the North and IVth Main Road of Jayanagar on the East be developed as a shopping centre for Basavangudi

Venkataranga Iyengar Road in Malleswaram and Subedarchatram Road in Seshadripuram have become shopping centres. There seems to be no other suitable place in this part of the City.

!!!!!!!!!!!!

For Secretary to Government,
L.S.G. & Planning Departments.

knr-5/14.6

M. G. S. App. F VI—G. 2]

(5)

SUBJECT .....

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Diary No. of letter replied to.....

Mysore Government Secretariat

( )

the *195*

Section LTB.

Serial No. 38.34

File No. 35

Proceedings of the Government of Mysore

Read—

Date of issue.....195

para 79

Signed by.....

May this be—

(i) printed ?

(ii) treated as a Standing Order ?

(iii) published in the Gazette, English Part ?

(iv) translated ?

(v) placed at the disposal of the Press ?

(vi) published in the Gazette, Kannada Part ?

Order thereon.—No. L 4265-7

17-7-34

In its report on the future development of Bangalore ~~the~~ the Bangalore Development Committee reports that ~~in regard to shopping centres~~ for the six extensions, two proper shopping centres have been provided for the southern

SD/14/7

(b)

extensions of Balewangudi, Narasimha Raja colony and Tata silk Farm as also for Kallenaram and Seshadripuram. It recommends that the area bounded by Yediyur Tank on the South, Kankanalli Road on the West South End Road of Balewangudi in the North and IV ~~Main~~ Main Road of Jayanagar on the East be developed as a shopping centre for Balewangudi.

The ~~Comm~~ Corporation of the city of Bangalore and the City Improvement Trust Board are requested to keep in view the recommendations of the committee and develop a shopping centre for the area on the lines proposed, when ~~occasion arises~~ opportunity occurs

List of Enclosures.

(please see next page)

Copied by

Examined by

To, The Chairman, C.I.T.B. Bangalore
The Commr., C.C.B. thro' the Mayor
The D.C. Bangalore Dist.

WD 03540—GPB—40,000—13-8-53

Appendix F.G—1]

(7)

SUBJECT.....

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Page 2 — continued

Section

File No.

Serial No.

Diary No. of letter replied to.....

~~No.~~

~~To~~

Mysore Government Secretariat

( )

the *195*

Date of issue.....

Signed by.....

As regards shopping centre for Malleswaram and Seshadripuram, the Committee observes that Venkataranga Iyengar Road in Malleswaram and Subadrachatram Road in Seshadripuram have become shopping centres and that there seems to be no other suitable place in this part of the city. The Bangalore Corporation may however examine the question of developing shopping centres in other areas

List of enclosures.....

Copied by.....

To appear

Examined by.....

of this part of the city, causing
least inconvenience to the
residential areas already developed for afforestation.

To,

The Commissioner, C.C.B. through the Mayor.

The Chairman, C.I.T.B, Bangalore.

The D.C. Bangalore Dist

(9)

PROCEEDINGS OF THE GOVERNMENT OF MYSORE.

ORDER No.L. 4265-7/97B 38-54-35

DATED, BANGALORE, THE 17th JULY 1954.

In its report on the future development of Bangalore, the Bangalore Development Committee reports that in regard to Shopping Centres for the City Extensions, no proper shopping centres have been provided for the Southern Extensions of Basavangudi, Narasimharaja Colony and Tata Silk Farm as also for Malleswaram and Seshadripuram. It recommends that the area bounded by Yediyur Tank on the South, Kankanhalli Road on the West South End Road of Basavangudi in the North and IV Main Road of Jayanagar on the East be developed as a shopping centre for Basavangudi. The Corporation of the City of Bangalore and the Bangalore City Improvement Trust Board are requested to keep in view the recommendations of the Committee and develop a shopping centre for the area on the lines proposed, when opportunity occurs.

2. As regards shopping centre for Malleswaram and Seshadripuram, the Committee observes, that Venkataranga Iyengar Road in Malleswaram and Subedarchatram Road in Seshadripuram have become shopping centres and that there seems to be no other suitable place in this part of the City. The Bangalore Corporation may however examine the question of developing shopping centres in other areas of this part of the City, causing least inconvenience to the residential areas already developed.

(V. Hanumanthappa)
for Secretary to Government,
L.S.G. & Planning Departments

To

The Commissioner, Corporation of the City of Bangalore,
(through the Mayor)
" Chairman, City Improvement Trust Board, Bangalore,
" Deputy Commissioner, Bangalore District.

LNS.6.10/7.